

**EXHIBIT A**

Steyer Lowenthal Boodrookas  
Alvarez & Smith LLP attorneys

January 24, 2007

By Facsimile and U.S. Mail: 415.674.9900

Ms. Julia Adams  
The Frankovich Group Lawyers  
2806 Van Ness Avenue  
San Francisco, CA 94109-1426

Re: Nicole Moss v. Manila Bay Cuisine  
U.S. Northern District Court, Case No. C066356

Dear Ms. Adams:

As you know, our firm represents Landmark Towne Center, LLC; Aglos, LLC; Dinky, LLC and GF Liberty, LLC in the above-referenced matter. When I spoke with you last, in early November, I expressed our desire to resolve this matter as expeditiously as possible. I left several messages with your office on December 13 and 18; and January 9 and 17, to discuss resolution and to comply with the Court's mandated deadlines. Unfortunately, you have not responded to any of my calls.

Since our last conversation, I have contacted the tenant Manila Bay Cuisine, and it is my understanding that all the required repairs to the premises have been completed. Manila Bay Cuisine is willing to provide you documentation of the repairs made. We have already missed the January 19, 2007 deadline for completing a joint inspection of the premises. Please contact my office at your earliest convenience so that we can arrange the requisite joint inspection, discuss how to comply with the remaining Court deadlines and; hopefully, resolve this matter. You can reach me on my direct line at (415) 743-2832.

Thank you, in advance, for your attention to this matter.

Sincerely,



Jessica Grannis

S:\SHELTER\San Bruno Town Ctr\Moss\Correspondence\Counsel 012407.wpd

## FACSIMILE TRANSMITTAL

Steyer Lowenthal Boodrookas Alvarez & Smith, LLP

One California Street, Suite 300  
San Francisco, CA 94111

Phone: 415.421.3400

Facsimile: 415.421.2234

Date: 2/25/07

Pages (Including Cover Sheet): 2

To:

Fax Number:

Julia Adams

415-674-9900

Frankovich Group

From: Jessica Grannis

Re: Moss v. Manila Bay Cuisine

Message:

see following letter of today's date

Original to follow by mail? YES:  NO:

If problem with transmission, please call 415.421.3400 and ask for: Jessica

### CONFIDENTIALITY NOTICE:

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## \*\* Transmit Conf. Report \*\*

P.1

Line Number:1 STEYER, LOWENTHAL, LLP

Jan 25 2007 9:48

Fax/Phone Number	Mode	Start	Time	Page	Result	Note
14156749900	NORMAL	25, 9:48	0'57"	2	O.K.	

## FACSIMILE TRANSMITTAL

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San Francisco, CA 94111

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To:

Fax Number:

Julia Adams  
Frankovich Group415-674-9900From: Jessica Grannis  
Re: Moss v. Manila Bay Cuisine

Message:

see following letter of today's date

**EXHIBIT B**

# Law Offices of Nathan Paco

Fox Mall, 2nd Level  
1419 Burlingame Avenue  
Burlingame, California 94010

Facsimile: (650) 343-7979

email: pacoslaw@pacbell.net

Telephone: (650) 343-1371

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## Facsimile Cover Sheet

**To:** Mr. Thomas E. Frankovich  
**of:** Thomas E. Frankovich, A  
Professional Law Corp.

**Fax:** **1.415.674-9900**

**Phone:** 1.415.674-8600

**From:** Nathan

**Pages:** 4

**Date:** 5.22.07

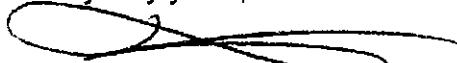
Dear Mr. Frankovich:

Re: Moss v. Manila Bay Cuisine, et al. – Remediations

Following are the documents regarding the remediations to the subject property that was sent to you back in 2006. Apparently, it is not in your files.

I will be meeting you at the restaurant tomorrow at 11:00 a. m. Please call me if you have any questions.

Very truly yours,



Nathan Paco

cc: Ms. Jessica Grannis (1.415.421-2234)  
Client

To Mr. THOMAS E FRANKOVICH,  
 THIS IS IN REGARD TO MS NICOLE MOSS CASE#  
 CO6-6356 SBA

I NEVER RECEIVE ANY LETTER FROM MS. MOSS. I WAS SURPRISE TO RECEIVE A SUMMONS AND COMPLAIN IN REGARD TO PRESSURE ON THE MAIN DOOR ENTRANCE AND THE MISSING HANDICAP HANDEL BAR AND P TRAP INSULATION COVER IN THE BATH ROOM. THE LETTER PROBABLY WAS DELIVERED IN THE WRONG ADDRESS. I WILL NEVER IGNORE SUCH COMPLAIN IT IS SO SIMPLE TO DO., I DID FIXED THE BATH ROOM, AND THE DOOR I CALLED R.E.S ERECTION NORTH PENINSULA INC. TO SERVICE THE DOOR. IF THERE IS ANYTHING ELSE YOU WANT ME TO DO PLEASE CALL MY CELL PHONE AT

650-576-5057



LOWE'S MM, INC.  
 1340 EL CAMINO REAL  
 SAN BRUNO, CA 94066  
 (888) 616-7800  
 -SALE-

SALES #: 1019RA2 179956 11-11-06

I LEFT A MESSAGE TO YOUR  
 SECRETARY, FOR YOU TO CALL ME  
 ON MY CELL PHONE BUT I  
 GOT NO RESPONSE  
 Respectfully yours  
 Telmo S. Cristobal  
 TELMO CRISTOBAL

(INSTALLED)

11/11/06

116823 1.5"X 42" SS EXPOSED  
 116811 1.5"X 38" SS EXPOSED  
 226274 SAFETY COVER FOR 1 P TRAP

29.92  
 26.93  
 29.74

< > HANDEL BAR

SUBTOTAL:	88.59
TAX 38816:	7.16
INVOICE 10192 TOTAL:	93.75

BALANCE DUE:

93.75

CASH:	100.00
CHANGE:	6.27

1019 TERMINAL: 10 11/11/06 09:50:10

NO OF ITEMS PURCHASED: 9  
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

FROM :RS NPI

FAX NO. 650-873-7702

NO. 42027

## JOB TAG



R & S ERECTION NORTH PENINSULA, INC.  
133 SOUTH LINDEN AVE.  
SOUTH SAN FRANCISCO, CA 94080  
PHONE (650) 873-7701 FAX (650) 873-7702  
CONT LIC. NO. 708345

170 Manila Bay  
ADDRESS 170 el Camino Real St. J.  
CITY San Bruno  
OB SITE 520K  
WORKSITE  
CITY:

SIZE, TYPE &amp; LOCATION OF DOORS:

3x7' Aluminum And Glass Store Front

P.O. No.	Date Ordered 4/26/06
Order Taken By May Telmo	Date Promised
Work Ordered By	crew phone 576-5557
WARRANTY	LABOR
	MATERIAL
PHONE# 576-5557 ext	COMM-FIN
Lunch On 1000-1100	YES NO
PHONE#	Warranty Job YES NO
Person To Contact: Telmo	

WARRANTY CALLS WILL BE MADE  
DURING NORMAL WORKING  
HOURS OF 8:00 A.M. TO 4:30 P.M.  
MONDAY THRU FRIDAY

## JOB CODES

3060 DOOR MFG  
5100 OVERHEAD DOOR9519 - OPERATOR  
5107 - PASS DOOR6400 - GATES  
3401 - GATE, MFG3724 - DOORS  
5636 - SHEET METAL

CODE	WORK DESCRIPTION	QUAN.	MATERIALS		UNIT COST	AMOUNT
	Customer said door was hard to open. I checked closer and found no problems w/ door. The wind is only making the door a little wonky.					
	But nothing can be done to prevent that.					
	I found nothing wrong w/ door.	1/2		W/DOOR 950	1000	
			DATE	CUST. INT.	CREWS IN	ARRIVE
						DEPART
					TRAVEL TIME	RATE
						AMOUNT

REMARKS	DATE	CUST. INT.	SHOP TIME	START	FINISH	RATE	AMOUNT

NOTICE: IT IS UNDERSTOOD AND AGREED BY EACH PARTY HERETO IF SUIT IS BROUGHT TO ENFORCE ANY TERM, CONDITION OR COVENANT OF THIS SALES AND SERVICE AGREEMENT, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER ALL COST OF SUCH ACTIONS, INCLUDING REASONABLE ATTORNEY'S FEES AS MAY BE FIXED BY THE COURT. I, REPRESENTATIVE TO R & S THAT I AM AUTHORIZED TO BIND THE PURCHASER TO THE TERMS SET FORTH HEREIN. BY EXECUTING THIS JOB TAG I ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT, AND I ACKNOWLEDGE THAT THIS IS A LEGALLY COMPLIANT CONTRACT FOR THE ABOVE LISTED WORK.

**NOTICE TO OWNER** (Section 7019 - Contractor's Lien Law): Under the Mechanic's Lien Law, any contractor, subcontractor, laborer, or materialman or other person who improves your property and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claim by filing, before commencing such work of improvement, an "improvement bond" for the work of improvement or a modification thereof, in the office of the county recorder of the county where the property is located and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of all claims for labor, services, equipment or materials for the work described in said contract.

**THE STATE OF CALIFORNIA** Contractors are required by law to be licensed and regulated by the Contractors State License Board. Any questions concerning a contractor may be directed to the Registrar of the board whose address is: Contractors State License Board, P.O. Box 28XX, Sacramento, CA 95820

Signature of Purchaser or Authorized Agent

ATG - OFFICE  
NO-EMPLOYEE FLCTWC - HOME OFFICE  
ATG (ENRICH) - CUSTOMER

1010-0001

131/2 SERVICE CHARGE PER MONTH AFTER 30 DAYS, DUE &amp; PAYABLE UPON RECEIPT

MANILA BAY CUSINE CRIMSON INC.  
1230-J- EL CAMINO REAL  
SAN BRUNO, CALIF 94066



LOWE'S HOME, INC.  
1340 EL CAMINO REAL  
SAN BRUNO, CA 94066  
(650)616-7800  
-SALE-  
SALES #: S1019RA2 179956 11-11-06

INSTALL  
11/11/06

116825 1.5"X 42" SS EXPOSED 29.92 > HANDEL BAR  
116811 1.5"X 36" SS EXPOSED 26.93  
228274 SAFETY COVER FOR 1 P TRAP 29.74

SUBTOTAL: 86.59  
TAX 38816: 7.14  
INVOICE 10162 TOTAL: 93.73

BALANCE DUE: 93.73

CASH: 100.00  
CHANGE: 6.27

1019 TERMINAL: 10 11/11/06 09:50:10

\* OF ITEMS PURCHASED: 3  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS